

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 16, 2016 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, David Schmitz and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Election of Officers:

Motion: Schmitz; Second: Woodard; Elect Randell Graham for President: Vote: 7-0.

Motion: Woodard; Second: Day: Elect Andre Maue for Vice-President: Vote: 7-0.

Approval of Minutes: February 1, 2016, APC Meeting Minutes

Motion: To approve the February 1, 2016 minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 7-0.

Todd reviewed the meeting rules and procedures.

Case No. 1602-DDP-03 [CONTINUED TO MARCH 7, 2016]

Description: Central Christian Church
SEC of 151st Street and Towne Road
Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.

Case No. 1601-PUD-01

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests a change in zoning from the Centennial North PUD District to the Wilshire PUD District.

AND

Case No. 1601-ODP-03 & 1601-SPP-02

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests Overall Development Plan and Primary Plat approval of 86 residential lots on approximately 38.951 acres +/- located in the pending Wilshire PUD District.

Howard presented both the PUD Ordinance amendment and the Overall Development Plan and Primary Plat, as outlined in the staff reports.

Jon Dobosiewicz, Nelson and Frankenberger, gave a brief presentation and update on the projects. He requested the following be incorporated into the ordinance: "Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors. A maximum of forty percent (40%) of the garage doors in the district may be of the same style. Garage doors with different window designs shall qualify as a different style."

Motion: To forward ordinance 1601-PUD-01 to the City Council with a favorable recommendation with the condition on the garage doors.

Motion: Schmitz; Second: Woodard; Vote: 7-0.

Motion: To approve 1601-ODP-03 and 1601-SPP-02 with the following condition:

- a. Approval shall be contingent upon the approval of 1601-PUD-01 by City Council.
- b. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.

Motion: Graham; Second: Schmitz; Vote: 7-0.

Case No. 1506-ZC-02 [PUBLIC HEARING]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

AND

Case No. 1506-ODP-16 & 1506-SPP-15 [PUBLIC HEARING]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Todd presented both, the proposed modification to the existing zoning commitments, and the Overall Development Plan and Primary Plat, as outlined in their respective staff reports.

Jon Dobosiewicz, Nelson and Frankenberger, gave a brief presentation and update on the project.

Public Hearing opened at 7:32 pm.

Patrick Heitz, 2605 W 159th Street; Concerned with public safety on 159th Street. He stated that two passenger vehicles cannot pass as it exists. He stated that there is not enough room to expand the road. Finally, he expressed concern with the current dangerous conditions when making a left-hand turn from 159th Street onto Towne Road.

Public Hearing closed at 7:34 pm.

Dobosiewicz said that the Public Works department is preparing plans to improve the intersection of 159th and Towne Road. He added that they are working on plans that would accommodate expanding the road at the entrance of Bent Creek. Dobosiewicz stated that he will submit the timeline from Public Works of when the Towne Road project will be started/completed.

No action is required at this time.

Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. 1602-ODP-02 & 1602-SPP-03 [CONTINUED]

Description: Waterford at the Bridgewater, Parcel L3
SEC of 151st Street and Carey Road
Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.

Case No. 1602-ODP-04 & 1602-SPP-04 [CONTINUED]

Description: West Rail
NEC of 156th Street and Ditch Road
Beazer Homes of Indiana, LLP by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Case No. 1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Hoover gave a report.

BZA LIAISON

Schmitz gave a report.

ECD STAFF

No report.

ADJOURNMENT (7:47 pm)

Motion: Schmitz: Second: Horkay: Vote: 7-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton